Wiltshire Council

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Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	21/11/2023
Application number:	PL/2023/07876
Proposal:	Proposed rear extension, replacement conservatory and conversion of attached outbuilding to an existing grade II Listed farmhouse, with other internal and external alterations. Conversion of listed curtilage barn to ancillary accommodation. Alterations to Listed Curtilage existing office, demolition of existing implement store and replacement with an attached WC and garage/car port. Alterations to the highway to add bollards.
Site address:	Poles Farm, Swallowcliffe, Salisbury, Wilts, SP3 5NX
Case officer:	Joe Richardson

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
X	Objection - further information required
	Objection in principle
	HRA completed

Further Information Required:

	Issue	**Policy/Legislative Compliance**	**Date information requested & Further information required**	**Satisfactorily addressed (Document & Date)**
1	Ecological Impact Assessment (EcIA)	NPPF, CP50, WCA, Hab Regs	**21/11/2023** An Ecological Assessment has been submitted in support of this application however this contains insufficient information to determine potential impacts to bats.	**NO**
2	Habitat Regulations Assessment (HRA) - Chilmark Quarries Special Area of Conservation (SAC)	Hab Regs	**21/11/2023** Confirmation from the ecologist regarding the impacts to Annex II bats and if further avoidance measures and mitigation is required	**NO**

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

The ecology report (Ecological Assessment, Poles Farm, Swallowcliffe, Number: 0463a, Issue: 01, Date: 8th September 2023 by Peach Ecology) submitted to this application is welcomed.

The report confirms the presence of:

- Breeding birds (swallow, pigeon and jackdaw).
- Day roosts for individual common pipistrelle (max count 2) and soprano pipistrelle (max count 1) in the main farmhouse/eastern fuel store.
- A likely serotine maternity roost in the main farmhouse attic although no roosting serotine bats were recorded during the emergence surveys.
- A likely night bat roost (species unknown) in the southern barn/milking shed A.
- A flight corridor for greater horseshoe (GHS) in the courtyard and road.

The site is located in a great crested newt (GCN) amber risk zone however this species was scoped out of the assessment due to the siting of the works on existing hardstanding and an eDNA survey on the adjacent pond returned negative results for GCN.

Further information is needed to clarify the survey effort for bats and consequentiality the impacts to these species and the condition of Chilmark Quarries Special Area of Consultation (SAC).

1. **Ecological Impact Assessment (EcIA)**

<u>Bats</u>

Clarification supported by evidence is required on the below:

- The hibernation roost suitability (if any) of the structures on the site.

- The survey effort on the north-western extension of the main farmhouse.

- How the droppings in the attic were confirmed to be serotine.

- The locations and orientation of the surveyors for the emergence surveys. Information on the field of view of each surveyor and their respective infra-red cameras would also be welcomed if available.

- The roost suitability of the “Bungalow with lean-to”, “Old milking parlour” and the “Summer house” i.e. is it low or moderate.

- If the proposed rooflight over the proposed dining area will cause additional light spill onto any bat roost access/egress points.

Reasoning is required on why a static acoustic recording equipment wasn’t deployed in the main farmhouse attic to help determine it use by bats.

The proposed mitigation measures need to be included in the proposed building elevation drawings. The ridge tiles are an essential component of the serotine mitigation and need to be clearly detailed so show the access point and route for serotines into the attic space.

The site is located in the Chilmark Quarries Special Area of Conservation (SAC) bat consultation zone which is discussed further below. However, the information requests listed above will also be relevant to inform the test of likely significance of impacts to the SAC.

2. **Habitat Regulations Assessment (HRA) - Chilmark Quarries Special Area of Conservation (SAC)**

The application site is within a consultation zone for bats (greater horseshoe and barbastelle) associated with the Chilmark Quarries (SAC) and therefore has potential to result in significant adverse impact on the special features of that site.

Appropriate Assessment (AA) under Section 63 of the Habitats Regulations might be required by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

Insufficient information has so far been submitted to determine if an AA needs to be undertaken. If an AA is required, this must be completed and the conclusion agreed with Natural England prior to the application being determined.

Clarification supported by evidence is required if the development will result in an increase in artificial light pollution on habitats used by Annex II bats. This should include the light spill caused from internal lighting.

HRA – Test of likely significance: Hampshire River Avon SAC catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale of the development any temporary construction impacts and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

DRAFT CONDITIONS: to be finalised when all information detailed above has been submitted and approved.

1. **Compliance with submitted documents**

The development will be carried out in strict accordance with the following documents:

- [updated building elevation drawings]

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

2. **Biodiversity Mitigation and Enhancement Measures**

The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

- [updated building elevation drawings]

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.

REASON:
To mitigate for impacts to biodiversity arising from the development.

3. Construction Environment Management Plan (CEMP)

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
b) Working method statements for protected/priority species, such as nesting birds and bats.
c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre-construction/construction related elements of strategies only.
d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

4. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats and the condition of Cranborne Chase AONB.

5. Water efficiency in River Avon Catchment

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Final sign off – all matters addressed:

Ecologist	Date